

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

FOR COURT USE ONLY

☐ Individual appearing without attorney  
☒ Attorney for: Raman Enterprises, LLC

In re:

CASE NO.: 6:20-17826-MH

## CHAPTER: 7

Debtor(s).

**Sale Date:** 07/05/2022

**Time:** 2:00 pm

**Location:** 3420 Twelfth Street, Courtroom 301 Riverside, CA 92501

**Last date to file objections: 06/28/2022**

Approximately 224.68 acres of raw land located in the Nuevo area of Riverside County, California, Assessor's Parcel Numbers 429-180-005, 429-180-006, 429-180-030, 429-180-048, 429-180-052, 429-180-055, 429-180-057, 429-180-059, 429-180-064; 429-240-002, 429-240-003, 429-240-004, 429-240-005, 429-240-017, 429-240-019 and 429-240-022 ("Property").

**Proposed sale price: \$ 1,010,000.00**

**Overbid procedure (if any):** Yes. The proposed sale is subject to higher and better bids pursuant to the Sale Procedures in the Motion. (1) Initial overbid is \$1,035,000, (2) Subsequent overbids in minimum amount of \$5,000.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

July 5, 2022 at 2:00 p.m.  
3420 Twelfth Street  
Courtroom 301  
Riverside, CA 92501

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Donald W. Reid  
LAW OFFICE OF DONALD W. REID  
PO Box 2227  
Fallbrook, CA 90288  
(951) 777-2460  
don@donreidlaw.com

Date: 06/14/2022

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

PO Box 2227, Fallbrook, CA 92088

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/14/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 06/14/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 06/14/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Dawn Coulson (Counsel for The Doshi Family Trust) – [dcoulson@eppscoulson.com](mailto:dcoulson@eppscoulson.com)

Jeffrey Cohen (Counsel for The Doshi Family Trust) – [jcohen@eppscoulson.com](mailto:jcohen@eppscoulson.com)

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/14/2022  
*Date*

Donald W. Reid  
*Printed Name*

/s/Donald W. Reid  
*Signature*

## Mailing Information for Case 6:20-bk-17826-MH

### Electronic Mail Notice List

The following is the list of **parties** who are currently on the list to receive email notice/service for this case.

- **Adam S Affleck** adam-affleck@rbmn.com, jennifer-franklin@rbmn.com
- **William C Beall** will@beallandburkhardt.com, carissa@beallandburkhardt.com
- **Steven H Bergman** steven-bergman@rbmn.com, penny-edwards@rbmn.com, info@bergmanesq.com
- **Dawn M Coulson** dcoulson@eppscoulson.com, cmadero@eppscoulson.com
- **Abram Feuerstein** abram.s.feuerstein@usdoj.gov
- **Everett L Green** everett.l.green@usdoj.gov
- **Ali Matin** ali.matin@usdoj.gov, carolyn.k.howland@usdoj.gov
- **Donald W Reid** don@donreidlaw.com, ecf@donreidlaw.com
- **Cameron C Ridley** Cameron.Ridley@usdoj.gov
- **United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov

Label Matrix for local noticing  
0973-6

Case 6:20-bk-17826-MH  
Central District of California  
Riverside  
Tue Jun 14 21:02:16 PDT 2022

~~Riverside Division  
3420 Twelfth Street,  
Riverside, CA 92501-3819~~

~~ANUMALA BHAT  
John Bailey  
SUITE B  
25014 LAS BRISAS SOUTH, SUITE B  
Murrieta, CA 92562-4029~~

~~American Lending, Inc.  
2900 Bristol Street  
Building H  
Suite 202  
Costa Mesa, CA 92626-7917~~

~~Arvin Doshi  
19902 Wildcat Canyon  
Walnut, CA 91789-4457~~

~~Arvind Doshi and Chandrika A. Doshi, Trustee  
c/o Epps & Coulson, LLP  
1230 Crenshaw Blvd., Suite 200  
Torrance, CA 90501-0421~~

~~Chicago Title Company  
Foreclosure Department  
560 E. Hospitality Lane  
San Bernardino, CA 92408-3545~~

~~County of San Bernardino  
Office of the Tax Collector  
268 West Hospitality Lane, 1st Floor  
San Bernardino CA 92415-0360~~

~~Dawn & Coulson  
Epps & Coulseon, LLP  
1230 Crenshaw Blvd. Suite 200  
Torrance, CA 90501-0421~~

~~Donald Bergman  
Viewcrest Propeerties LLC  
1255 Benedict Canyon Drive  
Beverly Hills, CA 90210-2727~~

~~Donald Bergman  
Viewcrest Properties LLC  
111 E Broadway Ste 400  
Salt Lake City Utah 84111-5232~~

~~Franchise Tax Board  
Bankruptcy Section MS A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952~~

~~I.R.S.  
P.O. Box 7346  
Philadelphia, PA 19101-7346~~

~~Ironwood Finance, Inc.  
800 N. Shoreline Blvd.  
Suite 1500 S  
Corpus Christi, TX 78401-3735~~

~~Riverside County Treasurer Tax-Collector  
c/o Adelina Abril  
4080 Lemon St 4th FL  
Riverside, CA 92501-3609~~

~~San Bernardino County Tax Collector  
Attn: Bankruptcy Notice  
268 W. Hospitality Lane  
San Bernardino, CA 92415-0901~~

~~Santa Barbara Commercial Mortgage  
Attn: Elsie Bahia or Erik Fuller  
747 Garden Street  
Santa Barbara, CA 93101-1505~~

~~United States Trustee (RS)  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255~~

~~Viewcrest Properties, LLC  
1255 Benedict Canyon Drive  
Beverly Hills, CA 90210-2727~~

~~Donald Bergman  
5255 Box Canyon Crt #e  
Yorba Linda, CA 92887-3972~~

~~Donald W Reid  
Law Office of Donald W. Reid  
PO Box 2227  
Fallbrook, CA 92088-2227~~

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Barstow Daluvoy Project Lenders LP

(u)Law Offices of Donald W. Reid

(u)Viewcrest Properties, LLC  
1255 Benedict Canyon Drive  
Beverly Hills